

166.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

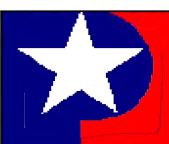
752,200 / 752,200

USE VALUE:

752,200 / 752,200

ASSESSED:

752,200 / 752,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		ASHLAND ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHARKEY EDWARD F--ETAL	
Owner 2: SHARKEY MONIQUE L	
Owner 3:	
Street 1: 22 ASHLAND ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	80
	WORK OFF

BUILDING PERMITS	
Date	Number

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6036.000	330,900	500	420,800	752,200		109938
							GIS Ref
							GIS Ref
							Insp Date
							08/29/18

PREVIOUS ASSESSMENT								Parcel ID	166.0-0002-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,900	500	6,036.	420,800	752,200		Year end	12/23/2021
2021	101	FV	320,400	500	6,036.	420,800	741,700		Year End Roll	12/10/2020
2020	101	FV	320,400	500	6,036.	420,800	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	253,000	500	6,036.	420,800	674,300	674,300	Year End Roll	1/3/2019
2018	101	FV	264,500	500	6,036.	372,700	637,700	637,700	Year End Roll	12/20/2017
2017	101	FV	264,500	500	6,036.	312,600	577,600	577,600	Year End Roll	1/3/2017
2016	101	FV	264,500	500	6,036.	312,600	577,600	577,600	Year End	1/4/2016
2015	101	FV	249,400	500	6,036.	270,500	520,400	520,400	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13833-107		11/1/1979		76,000	No	No	Y	

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/19/2019	1091	Siding	11,200	C					8/29/2018	Inspected	BS	Barbara S
									8/3/2018	MEAS&NOTICE	CC	Chris C
									3/5/2009	Inspected	163	PATRIOT
									12/22/2008	Measured	294	PATRIOT
									2/18/2000	Inspected	276	PATRIOT
									12/21/1999	Mailer Sent		
									12/8/1999	Measured	243	PATRIOT
									12/1/1981		MS	
									Sign:	VERIFICATION OF VISIT NOT DATA		

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6036	Sq. Ft.	Site			0	70.	1.00	8									420,758						420,800	

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	INSIDE OLD.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRs: 4 Baths: 1 HB: 1	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	8	4	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31 %	

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.25082397
Const Adj.:	1.00969899
Adj \$ / SQ:	164.184
Other Features:	73250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479533
Depreciation:	148655
Depreciated Total:	330878
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	330900
Val/Su Net:	101.97
Val/Su SzAd:	189.35

MOBILE HOME

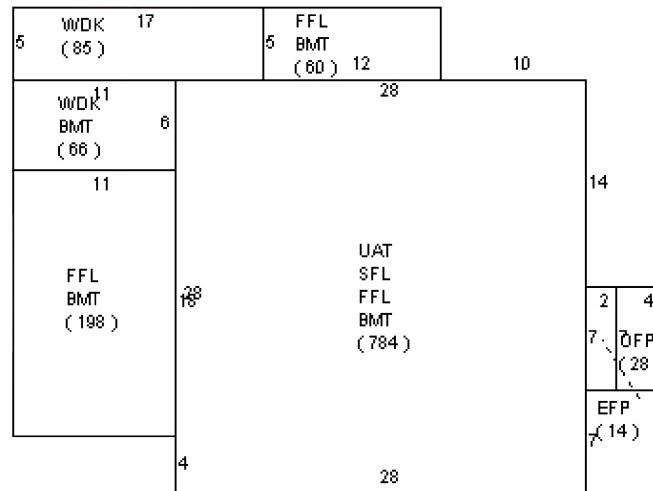
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X14	A	AV	1960	4.31	T	40.8	101			500			500

COMMENTS

INSIDE OLD.

SKETCH

Sum Area By Label :
 UAT = 784
 SFL = 784
 FFL = 1042
 BMT = 1108
 WDK = 151
 EFP = 14
 OFP = 28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,108	49.260	54,575	SFL	90				
FFL	First Floor	1,042	164.180	171,080	UAT	100	RRM	100 F		
SFL	Second Floor	706	164.180	115,848						
UAT	Upper Attic	196	86.690	16,991						
WDK	Deck	151	12.740	1,924						
OPF	Open Porch	28	44.430	1,244						
EFP	Enclos Porch	14	73.300	1,026						
Net Sketched Area:				3,245	Total:		362,688			
Size Ad	1747.5999	Gross Area	3911	FinArea	1944					

IMAGE

AssessPro Patriot Properties, Inc